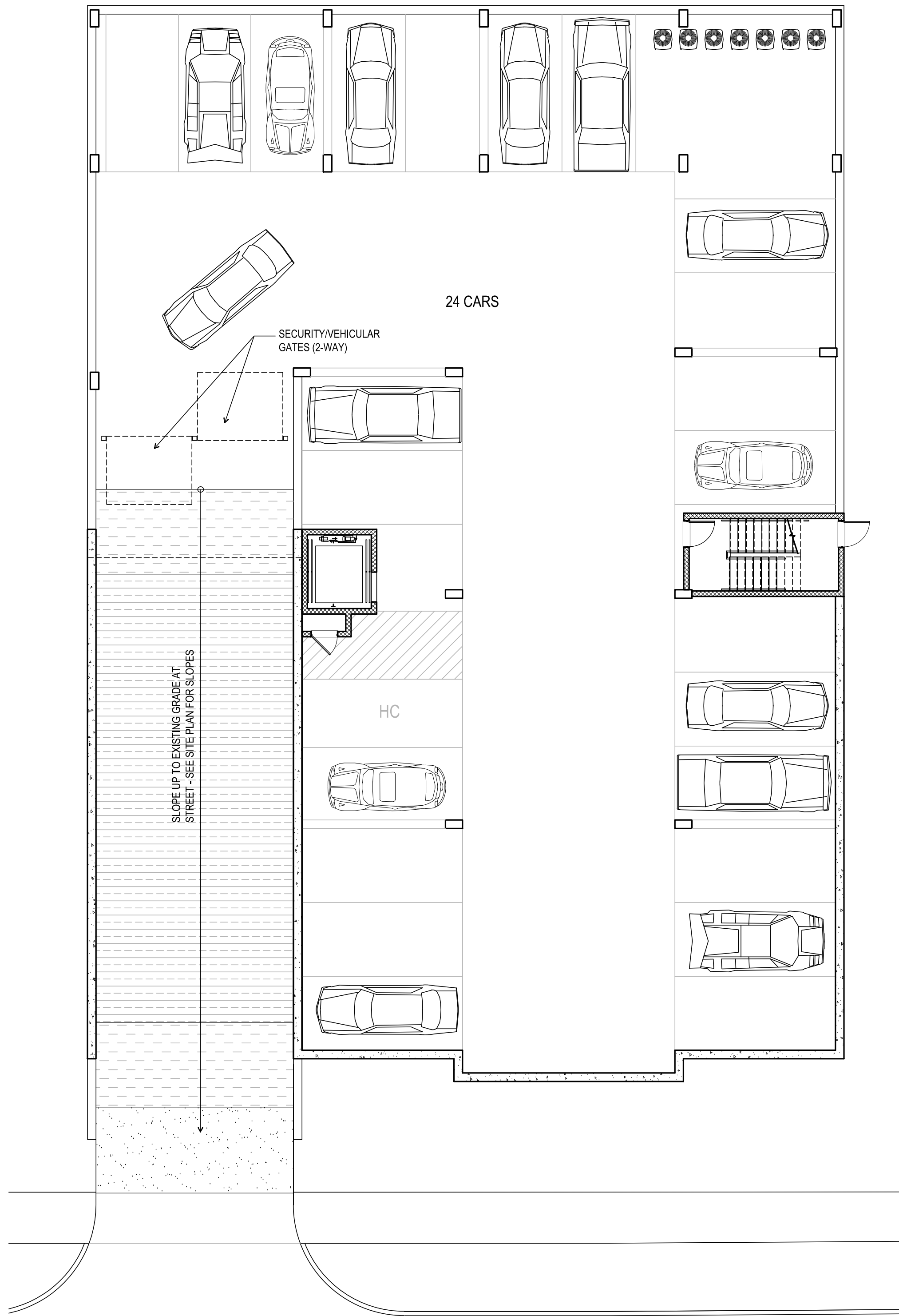
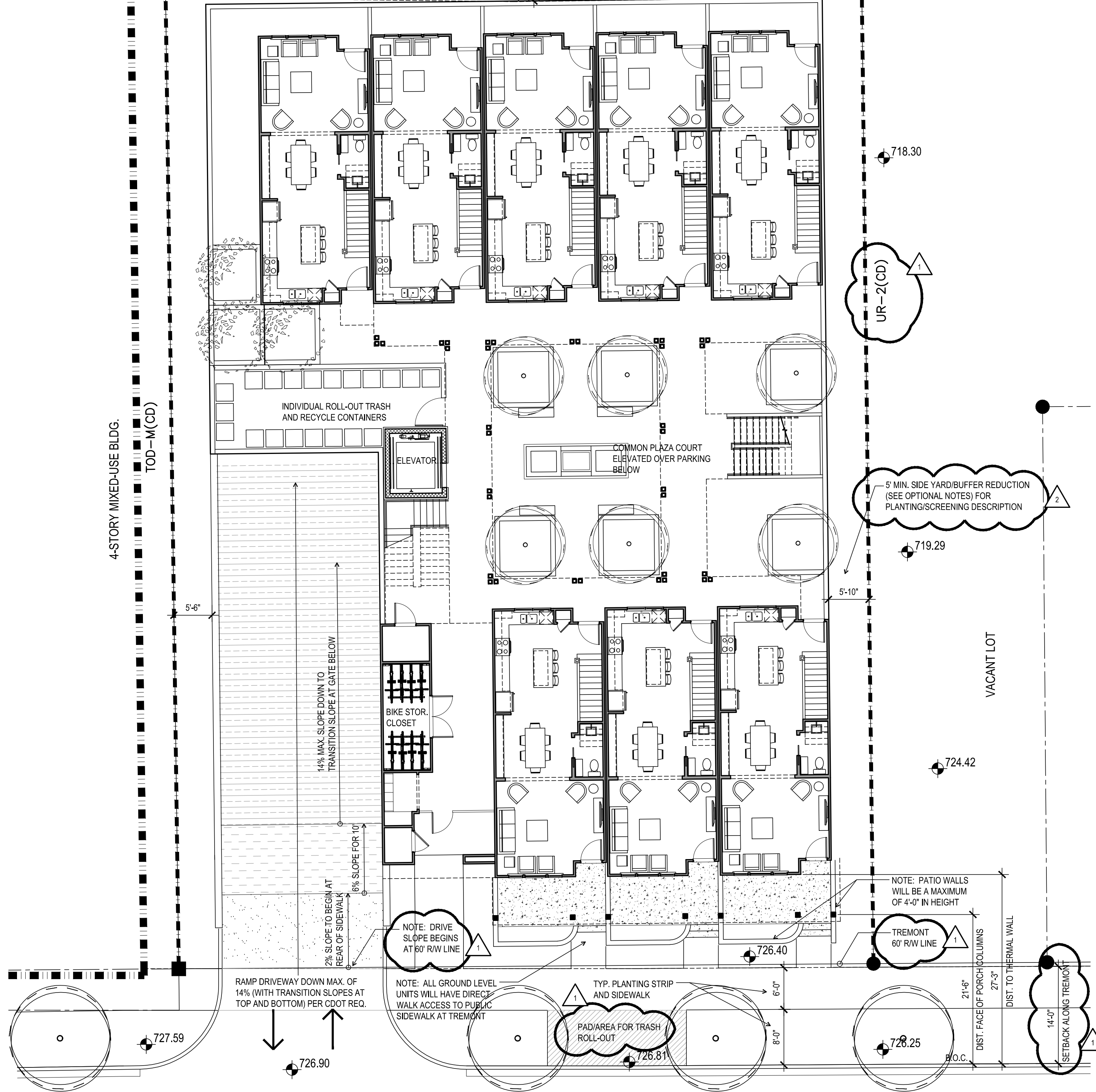


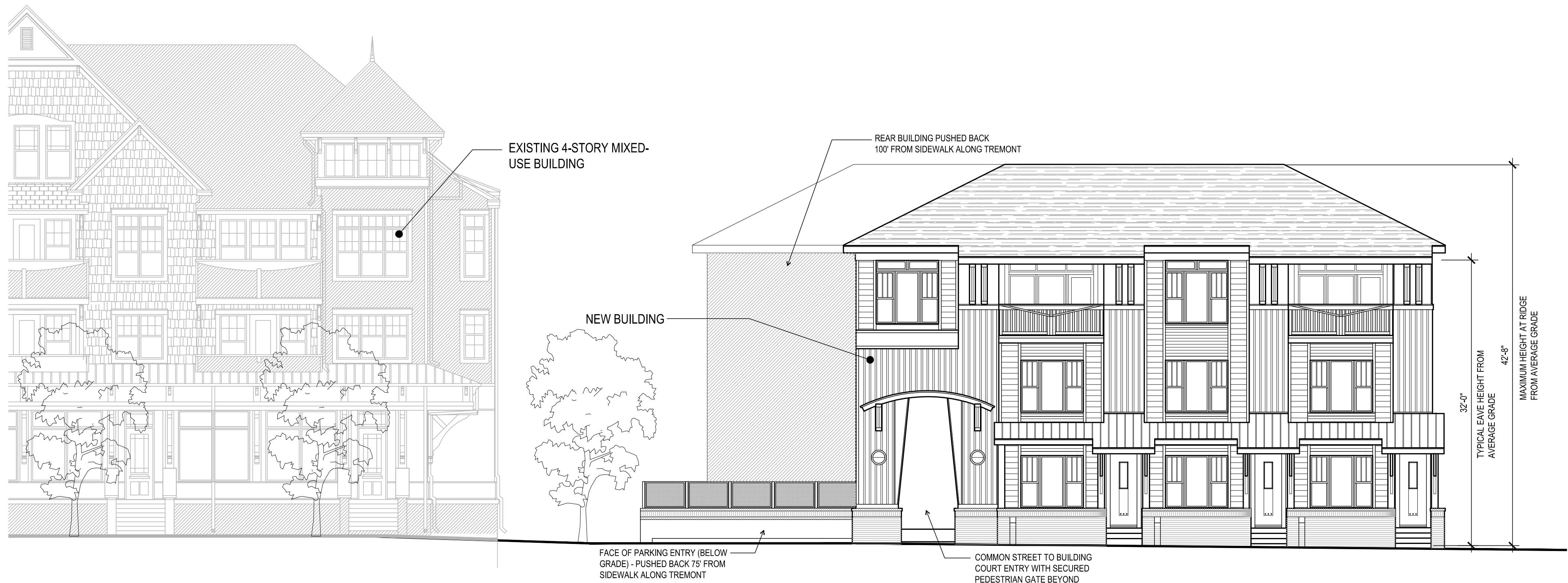


2 LOWER LEVEL/PARKING PLAN
RZ.02 1" = 10'-0"



1 ARCHITECTURAL SITE PLAN
RZ.02 1" = 10'-0"

DEVELOPMENT DATA TABLE
a. SITE AREA: 0.34 ACRES
b. TAX PARCEL ID NUMBERS: 121-056-04 AND 121-056-05
c. EXISTING ZONING: UR-2 (CD) HD-O (Dilworth)
d. PROPOSED ZONING: TOD-RO HD-O
e. EXISTING USE = SINGLE FAMILY - PROPOSED USE = MULTIFAMILY (RESIDENTIAL ONLY)
f. MULTIFAMILY DWELLING UNITS = 12
g. PROPOSED RESIDENTIAL DENSITY = 35.2
h. NON-RESIDENTIAL SQUARE FOOTAGE - "NON-APPLICABLE"
i. PROPOSED F.A.R.: 1.00
j. MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES
k. PARKING REQUIRED: 1 CAR PER UNIT (TOD-R) = 12 CARS PARKING PROVIDED: 24 SPACES MAX ALLOWED = 1.6 PER UNIT + 25% INCREASE = 24 TOTAL CARS
l. OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING
GENERAL PROVISIONS
a. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.
OPTIONAL PROVISIONS
a. REQUEST TO REDUCE REAR YARD SETBACK FROM 20' TO 10'
b. REQUEST TO REDUCE SIDE YARD BUFFER FROM 10' TO 5' WITH LANDSCAPE MATERIAL ADDED - DENSE MIXTURE OF EVERGREEN, SMALL MATURING TREES AND SCREENING SHRUBS. FINAL DESIGN SHALL BE COORDINATED DURING PERMITTING PROCESS.
PERMITTED USES
a. ALLOWED USES = MULTIFAMILY RESIDENTIAL
b. PROHIBITED USES = NON-RESIDENTIAL
c. OTHER RESTRICTIONS (N/A)
TRANSPORTATION
a. 8' PLANTING STRIP AND 6' SIDEWALK TO BE CONSTRUCTED WITHIN EXISTING 60' R/W.
b. TRANSPORTATION IMPROVEMENTS (N/A)
c. PUBLIC/PRIVATE STREETS - PRIVATE DRIVE ADDED WITHIN DEVELOPMENT TO CONNECT TREMONT TO STRUCTURED PARKING GARAGE. DRIVE TO BE DESIGNED/CONSTRUCTED AS A CMLD STANDARD TYPE TWO DRIVEWAY.
d. PARKING TO BE STRUCTURED - BELOW PRIMARY STRUCTURE
e. TRANSIT FACILITIES (N/A)
f. RIGHT-OF-WAY ABANDONMENT (N/A)
g. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE PLAN
h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED DRIVEWAY
ARCHITECTURAL STANDARDS
a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION FOR NOTES
b. ONE NEW THREE-STORY BUILDING WILL BE ON THE SITE
c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS. A CENTRAL COMMON ENTRY WITH GATHERING SPACE IS LOCATED IN THE MIDDLE OF THE TREMONT AVE. ELEVATION - PROVIDING VISIBILITY AND ACCESS TO CENTRAL, INTERNAL COURTYARD. ALL UNITS HAVE EXTERIOR BALCONIES AND THEY MAY ENCROACH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.406 OF THE CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS AND ENHANCED TRIM AND DETAILING AT CASINGS AND CORNERBOARDS.
d. INDIVIDUAL ROLL-OUT TRASH AND RECYCLE BINS WILL BE PROVIDED ON MAIN PLAZA FOR TYPICAL CURBSIDE PICKUP
e. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, STORMWATER, TREES, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
STREETSCAPE AND LANDSCAPING
a. SEE PLANS FOR STREETSCAPE (SIDEWALK/PLANTING STRIP) DIMENSIONS PER CITY OF CHARLOTTE ORDINANCES
b. SPECIAL BUFFER/SCREENING: SIDE YARD REDUCTION TO RECEIVE PLANTINGS AS DESCRIBED ABOVE IN NOTE "B" UNDER OPTIONALS
ENVIRONMENTAL FEATURES
a. TREE SAVE - PER ORDINANCE
b. POCO TREATMENT - PER ORDINANCE
c. ENVIRONMENTAL PROVISIONS (N/A)
PARKS GREENWAYS AND OPEN SPACE
a. RESERVATION/DEDICATION OF PARK OR GREENWAY (N/A)
b. PARK AND/OR GREENWAY IMPROVEMENTS (N/A)
c. CONNECTIONS TO PARK AND/OR GREENWAYS (N/A)
d. PRIVATELY CONSTRUCTED OPEN SPACE DESIGNED TO MEET REQUIREMENTS IN SECTION 9.1208(12)
FIRE PROTECTION
a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADI STANDARDS.
SIGNAGE
a. SIGN LIMITATIONS (N/A)
LIGHTING
a. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED THROUGHOUT THE SITE.
b. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED WITHIN SITE
PHASING
a. DEVELOPMENT PHASING (N/A)
OTHER (REMOVED NOTE)



EXTERIOR BUILDING MATERIAL KEY

1. MASONRY BASE AND PATIO WALLS: STANDARD, MODULAR OR QUEEN SIZE BRICK
2. WINDOWS: COMPOSITE/WOOD, PAINTABLE
3. LAPPED AND BOARD/BATTEN SIDING: WOOD
4. BRACKETS, COLUMNS, ACCENTS: WOOD WITH FIBER CEMENT CLAD OR BLEND
5. FASCIA AND UPPER FRIEZE AREAS: SMOOTH FIBER CEMENT PANELING
6. BALCONY RAILINGS: PAINTED WOOD/PREFINISHED ALUMINUM BLEND
7. ROOFING: 30-YEAR ARCHITECTURAL ASPHALT SHINGLES ON PRIMARY ROOF - STANDING SEAM METAL PORCH ROOF
8. PORCH WALLS/MISC: PRECAST AND POURED CONCRETE PORCH, STEPS, AND WALL ACCENTS

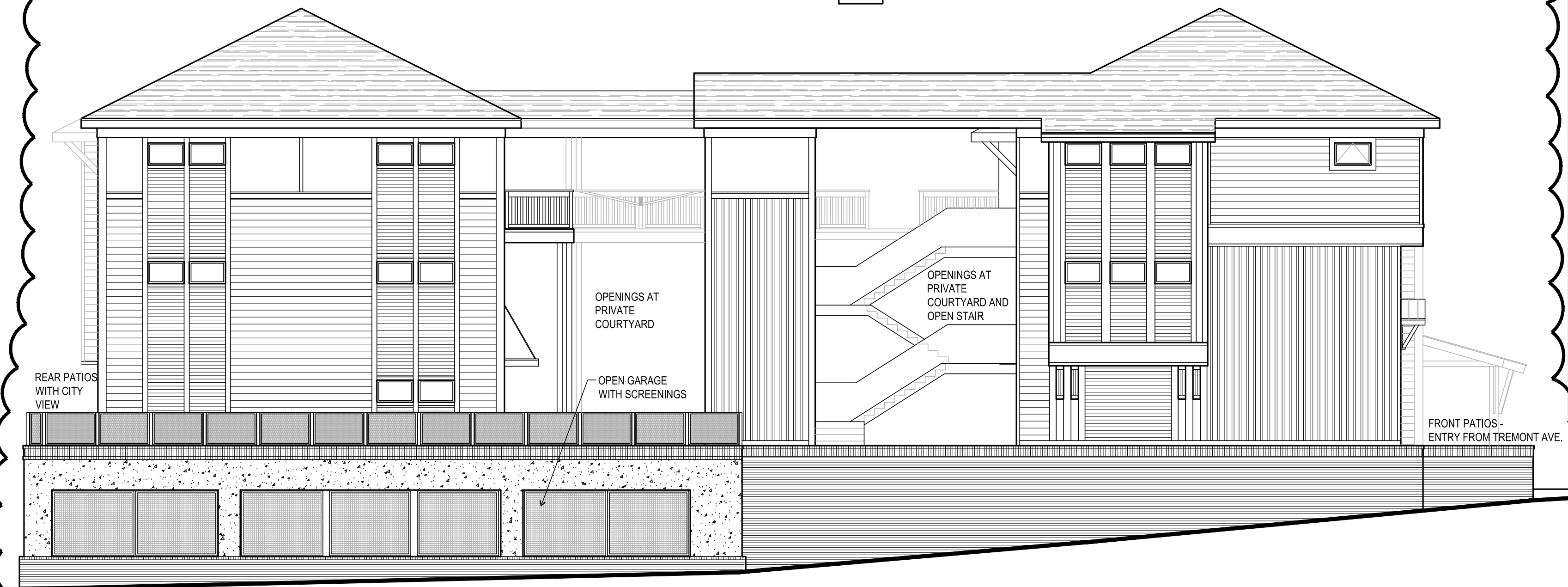
2 ELEVATION ALONG TREMONT AVENUE

RZ.03 1/8" = 1'-0"



4 RIGHT SIDE ELEVATION

RZ.03 1/8" = 1'-0"



3 LEFT SIDE ELEVATION

RZ.03 1/8" = 1'-0"



1 PROJECT RENDERING
RZ.03 NOT TO SCALE

DILWORTH TERRACE CONDOMINIUMS

CHARLOTTE, NORTH CAROLINA
NEW CAROLINA INCOME PROPERTIES

PROJECT A-1312

STREET ELEVATION
AND RENDERING

RZ PET# - 2014-006

FEBRUARY 11, 2014

REVISION 1 - 1/17/14 REZONING REVS
REVISION 2 - 2/21/14 REZONING REVS
REVISION 3 -
REVISION 4 -

RZ.03